

Manhattan Improvement Reflected in \$1,463,740 Gain in Building Cost

New Transit Lines Mean Much for the Bronx

Will Open Territories Yet Undeveloped, Says Borough President.

7TH CITY IN SIZE IN UNITED STATES

Railroad Lines to Enter Section by New York Connecting Bridge.

By Douglas Mathewson, President of the Borough of the Bronx.

You ask a statement as to this borough, what it has been, what it is and what we think it will be. Little as I like to assume a role which would appear boastful, yet when one tells the truth of the Bronx the pride which its recent history justifies must to the unacquainted appear almost boastful. Twenty years ago the Bronx was an aggregate of several small communities, known by such names as North New York, West Morrisania, Highbridge, Morrisania, Springhurst, Tremont, Fordham, Bedford Park and others, which I might enumerate. In that twenty years most of these localities have gradually disappeared, until the name alone remains as applied to a certain territory or perhaps a branch of the subway. The Bronx has become in itself a great city of about 650,000; standing alone, it would be the seventh city in size in the United States. That would mean a city of about the importance of Boston or Buffalo. Its growth of population and of material wealth is probably the most phenomenal urban development which history discloses.

For the future the opening of the new rapid transit lines will place in condition for development territories as yet undeveloped and which will undoubtedly build up and become populated, as did similar territories which are now teeming centers of population adjacent to the existing subway system. Perhaps the most conspicuous example of this growth is in what is known as the Hunt's Point section. Little if any more than fifteen years ago that was practically a country neighborhood, with dusty roads, and, if I mistake not, a stock farm at the corner of Southern Boulevard and Hunt's Point Road. Sunday school picnics used to go to Hunt's Point. Now it is built up with apartment houses and in the center of it stands the immense manufacturing plant of the American Bank Note Company. I might enumerate other similar instances, but

WANT STEINWAY TUBE CONNECTED

Assurances That Tunnel Will Be Joined with Grand Central Subway Station.

An important conference was held last night by representatives of the Chamber of Commerce of the Borough of Queens, with officials of the city and the Public Service Commission, to obtain immediate action on the proposed connection between the Steinway Tunnel and the Grand Central subway station, and also to obtain the early operation of the Second Avenue elevated trains across the Queensboro Bridge. The members of the chamber who were present at this conference represented many millions of dollars of investment.



JOHN L. O'HARA, Of the real estate brokerage house of O'Hara Brothers. He says no other borough has a brighter future than the Bronx.

ments in real estate and factories in different parts of the borough. The meeting was held in the office of Chairman Edward E. McCall, of the Public Service Commission. Acting Mayor George McAneny, General Manager Frank T. Hedley, of the Interborough Rapid Transit Company, and Chief Engineer Alfred Craven, of the Public Service Commission, were present, in addition to a committee from the Queens Chamber of Commerce, which included John Adkins, chairman of the transit committee; M. J. Degnon, John J. Kindred, E. A. MacDougall, Stuart Hirschman, Walter L. Willis and F. R. Howe. Assurances were given by both Chairman McCall and Acting Mayor McAneny that steps would be taken at once to have the necessary connection built, in order that the thousands of passengers using the Steinway Tunnel daily would not be compelled to walk a distance of 900 feet through the traffic at 42d st. to the nearest entrance of the present subway. The urgency of starting this work immediately was pointed out by General Manager Hedley, of the Interborough company, who stated that orders had been given to have the Steinway Tunnel ready for the operation of shuttle service by June 15.

Buyers Grand Av. House. Michael Postiglione is the buyer of the dwelling 2436 Grand av., reported sold last month by Ida A. Holland. The price was \$6,800.

SUPERBLY LOCATED BUILDINGS, WITH UNUSUALLY LOW RENTALS.



THE TEMPLE COURT, At Nassau and Beekman sts. Ruland & Whiting, Agents. MADISON AVENUE BUILDING, At 25th st. and Madison av. Stephen H. Tyng, Jr. & Co. agents. 901 BROADWAY, Which Lord & Taylor's occupied for many years.

WILL ELIMINATE GRADE CROSSINGS

\$1,000,000 Will Be Spent by Railroad in Eastern Jamaica Section.

More than \$1,000,000 is to be expended by the Long Island Railroad to improve its right of way and to eliminate grade crossings in the eastern section of Jamaica. This announcement was made by the company in connection with an application to the borough officials of Queens for an extension of time in which to complete the construction of a bridge over Farmers Avenue. The time limit set for the company to complete this bridge was May 4, 1915. The company asked for an extension of one year, and it will be granted.

The residents of the Queens village and Hollis section fought for and engaged in litigation for more than three years to obtain the removal of tracks of the Long Island Railroad on Farmers and Hamilton avenues, and were finally successful. Plans for the elimination were included in a topographical map of the district prepared by the Queens Topographical Bureau in which new grades for the streets were laid down. The Long Island Railroad, in an agreement entered into in May, 1914, signified its willingness to accept the plans. In the communication addressed recently to the borough officials and the Board of Estimate the Long Island officials stated that five other grade crossings lying east of Farmers Avenue are to be eliminated under an order of the Public Service Commission, and that the entire work will cost more than \$1,000,000. The proper plan of elimination will be obtained only if it includes all of these streets. It is impossible for the company to proceed with the entire work at this time owing to improvements being made in the Richmond Hill and Forest Hills sections. The delay was asked for in order that other work now under way might be completed.

MEETING ON FIRE SAFETY

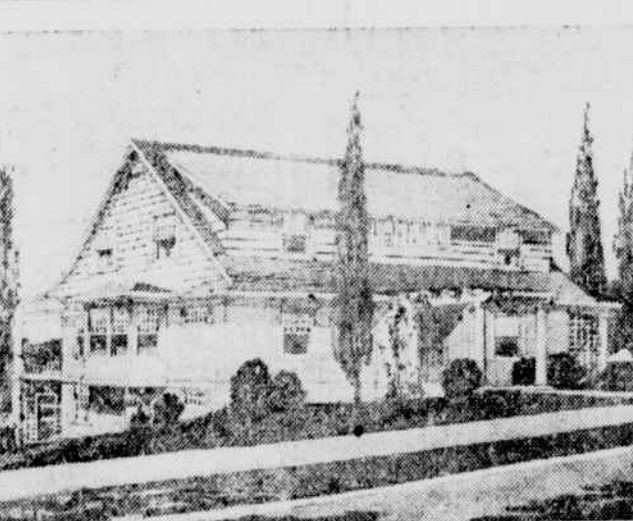
Convention To Be Held at Hotel Astor This Week.

The nineteenth annual convention of the National Fire Protection Association will be held at the Hotel Astor on Tuesday, Wednesday and Thursday. About 500 delegates from all over the United States will attend and discuss the many reports on fire preventive and fire protective methods, materials and apparatus which will be presented before the association. Robert D. Kohn, the well-known architect, of Manhattan, is president of the National Association. Rudolph P. Miller, ex-Superintendent of the Bureau of Buildings of Manhattan, is president of the New York chapter of the association. The National Fire Protection Association has a membership of about 4,000, all actively interested in reducing the tremendous annual fire loss in the United States. The feature will be a luncheon on Wednesday, at 1 o'clock, at the hotel. The following speakers will discuss the topic, "Fire Protection and the Business Man": George McAneny, President of the Board of Aldermen; Allan Robinson, president of the Allied Real Estate Interests; and Franklin W. Wentworth, secretary and treasurer of the National Fire Protection Association. Tickets for the luncheon can be obtained at \$1.50 from J. P. H. Perry, Room 312, 11 Broadway.

APRIL FIGURES ENCOURAGING.

Building operations in Manhattan in the month of April show a considerable gain over the same month last year, according to the statistical report given out by Buildings Superintendent Alfred Ludwig.

In April plans were filed for 69 new buildings, costing \$5,834,740, as against 45, costing \$4,371,000, for the same month last year, thereby showing a gain of 24 in number of buildings and \$1,463,740 in moneys involved. During the month plans were filed for one dwelling house, costing \$60,000; twenty-five tenement houses, costing \$2,255,000; eight store and lofts, costing \$1,220,000; one office building, costing \$285,000; six factories, costing \$606,500; one church, costing \$525,000; eight places of amusement, costing \$717,500; eleven stables and garages, costing \$49,200, and six other structures, costing \$6,540.



ONE OF THE MANY HOUSES AT LEONIA, N. J., RECENTLY SOLD BY THE LEONIA HEIGHTS LAND COMPANY.

Homestead To Be Manor House

Wanzor Landmark at Great Neck Will Be Extensively Altered.

One of the largest real estate operations undertaken in the last six years is to be started at Great Neck immediately. The old Wanzor homestead of thirty-three acres, with 1,000 feet of waterfront on Manhasset Bay, is to be subdivided into plots of one acre or more, with the old homestead converted into a manor or road house to fulfill an urgent need, as there is nothing of this character in Great Neck in close proximity to the station. It is planned to refit this mansion, with its large, airy rooms, in such a manner as to be most inviting to all guests. The thirty-three acres surrounding it to be subdivided into plots of not less than one acre. Frank Crowell, vice-president of the Crowell Realty Company, who has persuaded the owners of this property to follow out this idea, is of the opinion that in the last four months property of this character has been in high demand, and it has been great foresight on the part of the owners to accede to the wants of the public and give to them the subdivision of this magnificent estate, that has been held for many generations by one family. The ground is well wooded, rolling, rising to an elevation of over 100 feet above the sea level, with excellent facilities for bathing, boating and all water sports. Close at hand are the Great Neck Golf Club links and the Great Neck Polo Field. It will be the policy of the owners of this subdivision to offer acre plots at a price that heretofore has been hard to obtain on the Great Neck peninsula, therefore giving to the public the opportunity of enjoying an environment that is in keeping with the large estates of twenty to fifty acres of the adjoining property owners. Many unique features in house construction have been planned for the initial house development of this estate. Plans for many styles of bungalows of a permanent character and designed to fit the topography of the land have been already drawn, and the wants of the individual home seekers have been taken very greatly into consideration in the planning of these houses. Great Neck is only sixteen miles from the Pennsylvania station in Manhattan and has an express service of twenty-six minutes, and the peninsula contains all necessary conveniences, such as stores, banks, schools and churches, and all recreative features that tend to make the environment ideal.

ENTRANCING TO MANY PERSONS

Mountain Lakes Especially Popular with Men of Large Affairs.

Mountain Lakes, the charming 1,000 acre residential park at Mountain Lakes, N. J., is attracting the attention of people of social and business prominence, particularly the Manhattan business men of large affairs.

This delightful rural settlement comprises broad, verdant plateaus, hills and two beautiful lakes, with over eight miles of shore front. It is in a mountainous country, near the doors of the metropolis, only fifty-five minutes by express on the Lackawanna Railroad from Manhattan. All comforts and conveniences are to be enjoyed. Water sports are afforded by the lakes, which are joined by the Venetian waterway. Fishing is good—also bathing and canoeing.

Under the guidance of a well known landscape architect and engineer twenty miles of roads have been constructed. A fine country clubhouse has been built by the residents at a cost of \$20,000. A new church has recently been finished and dedicated. The township has built a new school at a cost of \$25,000.

The homes have been erected by the Park Building Department, and each harmonizes with its neighbor and surroundings. The Building Department has reduced the cost of construction some 25 to 30 per cent. The same class of construction is maintained, the savings being brought about by efficiency methods in buying materials and handling of the mechanics. Nearly three hundred homes have been erected, most of which have been sold and occupied.

NEWARK DWELLINGS SOLD

Factory Buildings Also Figure in Transactions.

Louis Schlesinger, Inc., sold for Mrs. Mary E. Campbell and Miss Kathryn Stokesberry to Dr. Fortunato Soriano the dwellings at 49 to 53 Eighth av., Newark, N. J. The premises consist of two three-story brick houses and one three-story frame dwelling on a plot fronting 75x150 feet. Dr. Soriano bought the property for future investment.

Louis Schlesinger, Inc., has also closed one of the most interesting factory deals consummated for some time. He has sold for Miss Catherine Demarest the building at 91 New Jersey Railroad av., southeast corner of Lafayette st., which was erected by N. J. Demarest and used by N. J. Demarest & Co., harness manufacturers, about a quarter of a century ago. The new owner is Patrick J. Kelly, of Kelly & Co., dealers and manufacturers of paper and paper boxes. The premises consist of a three-story and basement factory building having a frontage of 30 feet on the av. and a depth of 129 feet on the street.

Rentals at Bronxville.

Burke Stone, Inc., Bronxville, report the following rentals: For William H. Howe, the animal painter, his country place in Lawrence Park to Henry G. Graft, of New York; for A. W. Lawrence, a dwelling in High st., Tuckahoe, to Florence O'Reilly, of Yonkers; for Daniel McCurdy, a dwelling on Pondfield Road in the vicinity of Frank R. Chambers, consisting of one acre, with garage, to Mrs. Mary Fitzsimmons, of Yonkers, and for David Lamb a residence in Armar Villa Park, facing the Bronx Parkway Reservation, to Mrs. Mary McNichol.

Realty Notes.

Maximilian Zipkes, architect, has completed plans which have been approved for the construction of a five-story apartment at Glenwood av. and Hudson County Boulevard, Jersey City. Duff & Conger have been appointed agents of the Lauriston apartment, at 1239 Madison av., and the five-story house at 404 St. Nicholas av.

BRONX ADMIRER DESCRIBES BOROUGH

Says Those Acquainted with Its Beauty Loudest Acclaim Its Merit.

GRAND BOULEVARD ONE OF BEST ZONES

Important Work Done by P. J. Kearns in the Westerly Part of the Region.

A large property owner once said that if the majority of residents of the greater city had become acquainted with the myriads of natural and other charms possessed by The Bronx as a place in which to work and live, the greatest residential strength of any borough in the city would be in the borough north of the Harlem River. "Wherever I meet a person," exclaimed the same owner, "who has thoroughly inspected the kaleidoscopic beauty of the rolling hills and the winding dunes of The Bronx, I am in the presence of an unswerving admirer of what The Bronx offers to persons in all walks of life, with its unsurpassed park and school systems, its well located places for wholesome recreation and its almost countless other things which help to make life more enjoyable." Yes, it is an indisputable fact that the persons who have inspected the westerly, central or easterly zones of The Bronx have been deeply impressed on their memory the depth and breadth of the grandeur of the borough, which forms the northern territory of the greater city. In view of this it can readily be understood why among the strongest admirers of The Bronx are the people who have lived or who are familiar with that part of the borough in which is the Grand Boulevard and Concourse, a park-like thoroughfare leading to Moshulu, Lackawanna and the vast system of the borough. No wonder P. J. Kearns, a well known builder, is helping on a large scale to add to the size of the apartment house colony in this part of the town. If to-day is a bright day—that is, if there is an abundance of warm sunshine and the highways are not damp after a recent rain—prepare for a good outing tour in The Bronx and be sure that the tour leads you to the north-west corner of Field Place and the Grand Boulevard and Concourse. If these directions are carried out to the letter a heaping measure of pleasure will be your lot; but first go to Field Place, because there have been erected the Honore and Alma apartment houses, two five-story structures of the most modern type ever put up. They were erected by P. J. Kearns, and they themselves positively prove that he has reached the pinnacle of perfection as a builder. These structures have been built economically as possible—that is, no expense has been spared to make the houses flawless structural strength, floor plan and in conveniences, and at the same time no additional or unnecessary expense has been incurred. To accomplish such a feat is an art, no more than that a scientist, or a craftsman, has reached the pinnacle of perfection as a builder. A study of these houses is a liberal education in the science of building, says a Bronx real estate broker. The homeseeker by carefully examining all the fine points, to use an expressive phrase, these buildings is not likely to be asked to pay exorbitant prices again for apartment suites, if he keeps in mind what rooms he can get for \$8 a month each in these houses, if the sightseer is looking for a home in The Bronx he can have his choice of three suites in the Honore—one of five rooms and bath, one of six rooms and bath and one of four rooms and bath. In the Alma is one vacant suite of four rooms and bath. On the Concourse 100 feet south of Field Place Mr. Kearns is building two five-story houses that will be most attractive exteriorly and perfect as regards interior arrangements. The success of this venture is already assured, as many applications for suites in these houses have been received. The houses will be ready for occupancy by August 1, and leases are being written from that date. Each house will have a frontage of fifty feet on the Grand Boulevard and Concourse and a depth of 100 feet. The suites will be of seven rooms and two baths. The designs provide for two families on each floor. The floor arrangement is such that the rooms will be spacious and get the maximum amount of sunlight and air, and moreover, the sanitary fixtures are of model type. Mr. Kearns is the vice-president of the Valentine Realty Company. It built eleven houses on Valentine Avenue, between 184th and 188th Streets, about three years ago. For over sixteen years he has been putting his money into Bronx realty. To-day he is a firm believer in real estate investments in the borough than when he made his initial deal there.

LIBERTY BUILDING FIGURES IN A TRADE

Given in Part Payment for Apartment Houses—Other Sales Announced.

The thirteen story store and loft building at 131 to 137 West 35th st. has been bought by an unnamed buyer from the builders, the McCormick Engineering and Construction Company. It was a cash transaction. The structure is practically fully rented and occupies a plot 75x88.9 feet immediately adjoining on the west side the old Herald Square Theatre. That property, with the remainder of the Broadway front up to 36th st., is to be improved with a big mercantile building. The deal involved \$600,000.

The McCormick Company acquired the 35th st. site in 1913 from the Henry Morgenthau Company in exchange for the Columbus apartment, at Broadway and 157th st., and erected the building, which was finished last summer. The architects, Neville & Hager, placed the cost at \$300,000. The Metropolitan Life Insurance Company holds a first mortgage of \$385,000 on the property. The deal for the sale of the Rugby Hall and Eton Hall apartment houses, at 20 to 35 Claremont av., was finally closed by the signing of contracts between Frederick Brown and Euphemia S. Coffin. In part payment the latter gave the Liberty Building, at the north corner of West and Cedar sts., a five-story business structure, fronting 47.6 feet in West st. and 55.4 feet in Cedar st. Goodale, Perry & Dwight negotiated the transaction, which involved about \$750,000. Other sales follow:

Manhattan. 74TH ST.—William B. May & Co. have sold the three-story and basement dwelling house 122 East 74th st., 18.9x50x102.2 feet, for Bertha Levy to a client, who will make extensive alterations to the house. This block is being rapidly improved by the remodeling of many of the old houses. On the block to the east is the residence of Theodore Roosevelt, Jr., Seymour Cramwell, Stowe Phelps and Professor William Sloane.

57TH ST.—The Hall-Berwin Corporation has sold for the Wilmet Realty Company, represented by H. Nelson Flanagan, 163 West 57th st., a four-story and basement dwelling on lot 19x100.5 feet. The buyer is Louis H. Chalfin, who recently purchased, through the same brokers, the adjoining dwelling 165, Mr. Chalfin now owns a plot 39x100.5 feet, and anticipates, in a short while, erecting a building for his own occupancy.

TENTH AV.—Crosby & Blenly have sold to James J. Dunphy 329 Tenth av., northwest corner of 29th st., a five-story tenement, on lot 24x87.0 feet. LEXINGTON AV.—The Lawyers Mortgage Company has sold 1945 and 1947 Lexington av., two three-story dwellings, each 17x55 feet. The new owner will alter them into stores and apartments.

45TH ST.—Thomas Killilea has sold 125 West 45th st., a four-story building, on lot 19x52.2 feet, between Broadway and Sixth av. The seller acquired the property in 1901.

127TH ST.—Walter V. Reynolds has sold to Frank Layden 282 West 127th st., a three-story dwelling, on lot 15x59.1 feet, near Eighth av.

The Bronx. CRESTON AV.—Richard H. Sobie has sold for the estate of Richard

PROFESSOR ALFRED G. REEVES

Lecturer on real estate law, New York Law School. He helped to frame Torrens law of this State.

Webber a plot of five lots at the northeast corner of 183d st. and Creston av., fronting 123 feet on Creston av. and 183 feet on 183d st. The plot is 54 feet wide and 226 feet deep.

FRANKLIN AV.—Richard Dickson has sold for James T. Barry 239 Franklin av., a five-story apartment house, 18x100 feet.

EASTBURN AV.—Richard Dickson sold for John Miller the plot 37x100 feet, at the southwest corner of Eastburn av. and 174th st. and the plot 50x50 feet, on the east side of Eastburn av., about 226 feet south of 175th st. The new owner will improve the plots with apartment houses.

LAFAYETTE AV.—John A. Steinmetz has sold for Edward Ruchel the block front on the south side of Lafayette av., from Longfellow to Whittier av.; also six lots at the northwest corner of Whittier av.

New Tenants for Dwellings.

Douglas L. Elliman & Co. have leased for a term of years 51 East 80th st., a four-story house, to Mrs. Walter H. Lewis. The F. R. Wood-W. H. Dolson Company, at 32 West 87th st., a four-story dwelling, to Mrs. Sophie Sterns. The Hall-Berwin Corporation leased for a term of years the three-story dwelling at 182 West 94th st.

